

AN ORDINANCE 97385

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING AND CLASSIFICATION OF CERTAIN PROPERTY.

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WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described changes of zoning and classification of the following property:

CASE NO. Z2003021 C

The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-5" Residential Single-Family District on the property listed as follows:

Lots 18 through 40 and Lots 45 through 69, Block 19, NCB 8307
Lots 11 through 21, 25 through 42, 45, 46, and 51 through 73, Block 17, NCB 8305
All of NCB 8303, save and except Lots 1 through 12, Block 15
All of NCB 8301, save and except Lots 1 through 10, Block 13
All of NCB 8299, save and except Lots 1 through 10, Block 11
All of NCB 8297, save and except Lots 7 through 10 and Lot 77, Block 9
All of NCB 8295, save and except Lots 1 through 10, Block 7
All of NCB 8293, save and except Lots 1 through 10 and Lots 51 through 52, Block 5
All of NCB 8291, save and except Lots 1 through 10, Block 3
All of NCB 8292
All of NCB 8294
All of NCB 8296
All of NCB 8298, save and except Lots 63 through 64, Block 10
All of NCB 8300
All of NCB 8302
All of NCB 8304, save and except Lots 56 through 57, Block 16
All of NCB 8306
All of NCB 8308, save and except Lots 75 through 76, Block 20
All of NCB 8861, save and except Lots 75 through 76, Block 5

All of NCB 8860
All of NCB 8859, save and except Lots 21 through 23, Block 3
All of NCB 8858, save and except Lots 28 through 32, Block 2
Lots 1 through 7 and Lots 11 through 15, Block 1, NCB 8857
Lots 1 through 20 and Lots 23 through 34, Block 12, NCB 8868
All of NCB 8867
All of NCB 8866
All of NCB 8865
All of NCB 8864
All of NCB 8873, save and except Lots 79 through 80, Block 17
All of NCB 8872
All of NCB 8871
All of NCB 8870
All of NCB 8869
Lots 1 through 9, Block 1, NCB 9024
All of NCB 8880, save and except Lots 29 through 40, Block 24
All of NCB 8879, save and except Lots 29 through 52, Block 23
All of NCB 8878, save and except Lots 29 through 52, Block 22
All of NCB 8877, save and except Lots 29 through 52, Block 21
All of NCB 8876, save and except Lots 29 through 52, Block 20
All of NCB 8288, save and except Lots 29 through 35, Block 5
All of NCB 8281, save and except Lots 22 through 28, Block 4
All of NCB 8277
All of NCB 8276
All of NCB 8269, save and except Lots 1 through 5, Block 1

The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-5 C" Residential Single-Family District with a Conditional Use to allow a two-family dwelling (duplex) on the property listed as follows:

Lots 75 through 76, Block 20, NCB 8308
Lots 63 through 64, Block 10, NCB 8298
Lots 21 through 23, Block 3, NCB 8859
Lots 79 through 80, Block 17, NCB 8873
Lots 29 through 35, Block 5, NCB 8288
Lots 22 through 28, Block 4, NCB 8281

The City Council finds as follows:

- (1). The conditional use will not be contrary to the public interest.
- (2). The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- (3). The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code.
- (4). The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code.

(5). The conditional use will not adversely affect the public health, safety and welfare.

The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-5 C" Residential Single-Family District with a Conditional Use to allow a four-family dwelling (quadraplex) on the property listed as follows:

Lots 56 and 57, Block 16, NCB 8304

The City Council finds as follows:

- (1). The conditional use will not be contrary to the public interest.
- (2). The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- (3). The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code.
- (4). The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, "Conditional Zoning" of the Unified Development Code.
- (5). The conditional use will not adversely affect the public health, safety and welfare.

The rezoning and reclassification of property from "C-2" Commercial District to "R-5" Residential Single-Family District on the property listed as follows:

Lots 28 through 32, Block 2, NCB 8858

The rezoning and reclassification of property from "I-1" Industrial District to "R-5" Residential Single-Family District on the property listed as follows:

Lots 29 through 35 and Lots 46 through 52, Block 20, NCB 8876
Lots 29 through 35 and Lots 46 through 52, Block 21, NCB 8877
Lots 29 through 35 and Lot 52, Block 22, NCB 8878
Lots 29 through 35 and Lots 46 through 52, Block 23, NCB 8879
Lots 29 through 33, Block 24, NCB 8880
Lots 11 through 24, Block 1, NCB 9024

The rezoning and reclassification of property from "MF-33" Multi-Family District and "I-1" Industrial District to "R-5" Residential Single-Family District on the property listed as follows:

All of NCB 9024, Block 2
Lot 10, Block 1, NCB 9024

The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-4" Residential Single-Family District on the property listed as follows:

All of NCB 8264, save and except Lots 1 through 6, Block 1
All of NCB 8265, save and except Lots 1 through 5 and 14 through 16, Block 2

Lots 1 through 20, Block 3, NCB 8266
All of NCB 8261
All of NCB 8262, save and except Lots 36 through 40 and the eastern 12.25 feet of Lot 41, Block 5
All of NCB 8263, save and except Lots 44 through 50, Block 6
All of NCB 8258, save and except Lots 1 through 7 and 44 through 50, Block 7
All of NCB 8259
All of NCB 8260
All of NCB 8255, save and except Lots 1 through 4, Block 10
All of NCB 8256
All of NCB 8257, save and except Lots 1 through 11 and 44 through 50, Block 12
All of NCB 8888, save and except Lots 1 through 14 and 27, Block 9
Lots 2 through 14 and Lot 27, Block 9, NCB 8888

The rezoning and reclassification of property from "I-1" Industrial District to "R-4" Residential Single-Family District on the property listed as follows:

Lots 3 through 6 and the eastern 12.5 feet of Lot 2, Block 1, NCB 8264
Lot 44, Block 6, NCB 8263
Lots 1 through 4, Block 10, NCB 8255
Lots 44 and 45, Block 12, NCB 8257
Lots 10 through 12, Lots 20 through 25, and the eastern 12.5 feet of Lot 9, Block 13, NCB 8252
Lots 1 through 6 and Lots 16 through 21, Block 14, NCB 8253
Lots 13 through 21, Block 15, NCB 8254

The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-4 C" Residential Single-Family District with a Conditional Use to allow a duplex on the property listed as follows:

Lots 36 through 40 and the eastern 12.25 feet of Lot 41, Block 5, NCB 8262

The rezoning and reclassification of property from "MF-33" Multi-Family District to "R-6" Residential Single-Family District on the property listed as follows:

Lots 17 through 26, Block 1, NCB 9251
Lots 13 through 23, Block 2, NCB 9252
Lots 14 through 26, Block 1, NCB 8881
Lots 19 through 28, Block 2, NCB 8882
All of NCB 8884, save and except Lots 11 through 18, Block 4
All of NCB 8883
All of NCB 9254
All of NCB 9253, save and except Lots 1, 2, 14, and 15, Block 3
All of NCB 9255, save and except Lots 1, 2, 14, and 16, Block 5
All of NCB 9256
All of NCB 8885

All of NCB 8886, save and except Lots 12 through 14
 All of NCB 8887
 All of NCB 9258
 All of NCB 9257, save and except Lots 1 through 3 and Lots 14 through 16, Block 7
 All of NCB 9259, save and except Lots 1 through 3, Block 9
 All of NCB 13632
 All of NCB 9260, save and except Lot 2, Block 10
 All of NCB 8889, save and except Lots 14 and 15, Block 9
 All of NCB 8892, save and except Lots 9 and 10, and Lots 14 through 20, Block 12
 All of NCB 8891, save and except Lots 21 and 23, Block 11
 All of NCB 11398
 All of NCB 13633
 All of NCB 11399
 All of NCB 8893
 All of NCB 8894, save and except Lots 26 through 28, Block 14
 All of NCB 8896
 All of NCB 8895
 All of NCB 11400
 All of NCB 9250
 All of NCB 8897
 All of NCB 8898
 Lot 16, Block 28, NCB 3627
 Lots 11, 12, 16 and 17, NCB 3628
 Lots 1, 2, 11, and 12, Block 42, NCB 3641
 Lots 1 through 3 and Lots 10 through 12, Block 43, NCB 3642
 Lots 1 through 3 and Lots 9 through 12, Block 56, NCB 3655
 Lots 1 through 4 and Lots 8 through 12, Block 57, NCB 3656
 All of NCB 3667, save and except Lot 6, Block 70
 All of NCB 3668

The rezoning and reclassification of property from "MF-33" Multi-Family District and "R-4" Residential Single-Family District to "R-6" Residential Single-Family District on the property listed as follows:

Lots 11 and 18, Block 4, NCB 8884
 Lot 12, NCB 8886
 Lot 14, Block 12, NCB 8892
 Lots 28 and 29, Block 15, NCB 3614
 Lots 17 and 40, Block 28, NCB 3627
 Lot 18, save and except a triangular portion containing approximately 50 square feet located at the northeast corner, NCB 3628
 Lots 3 and 10, Block 42, NCB 3641
 Lots 4 and 9, Block 43, NCB 3642
 Lot 4, Block 56, NCB 3655
 Lot 5, Block 57, NCB 3656
 Lot 6, Block 70, NCB 3667

The rezoning and reclassification of property from "R-4" Residential Single-Family District to "R-6" Residential Single-Family District on the property listed as follows:

Lot 17, Block 4, NCB 8884

Lots 13 through 14, NCB 8886

Lot 18 and the western eight feet of Lot 19, Block 28, NCB 3627

The rezoning and reclassification of property from "I-1" Industrial District and "MF-33" Multi-Family District to "R-6" Residential Single-Family District on the property listed as follows:

Lots 3 and 16, Block 7, NCB 9257

The rezoning and reclassification of property from "C-2" Commercial District to "R-6" Residential Single-Family District on the property listed as follows:

Lot 21, Block 11, NCB 8891

The rezoning and reclassification of property from "I-1" Industrial District to "R-6" Residential Single-Family District on the property listed as follows:

Lots 1 through 6, Block 83, NCB 3679

The rezoning and reclassification of property from "C-3" Commercial District to "R-6" Residential Single-Family District on the property listed as follows:

Lot 7, Block 83, NCB 3679

SECTION 2. A map of the properties attached as Exhibit "A" is made a part hereof and is incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

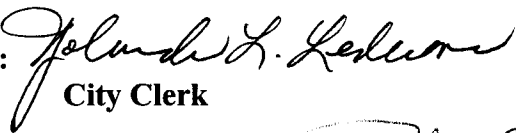
SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

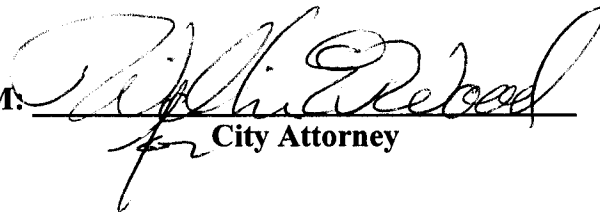
SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective April 6, 2003.

PASSED AND APPROVED this the 27th day of March, 2003.



M A Y O R

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney